

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Jan. 8, 1948

January 8, 1948,
Planning Office,
City Hall Annex,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Victor G. Leyrer, at 7:00 P.M.

ROLL CALL

Present—Commissioners Crego, Eddy, Leadley, Leyrer, Ludwig, Mills, and Oswald.

Absent—Commissioners Boucher and Manz.

Aldermen Bates, Bailey, and Wiegandt. (Council Committee).

GENERAL ORDER

The Proceedings of December 4, 1947, were approved as printed.

The Commission requested the Secretary to send Mr. Frank Thoman, Chairman of the Board of Appeals, a copy of the letter addressed to that Board under date of November 10, 1947, in which the Commission invited the Secretary of the Zoning Board of Appeals to attend each Planning Commission meeting to act in an advisory capacity.

It was moved by Commissioner Ludwig, supported by Commissioner Leadley, that we approve the request of the Board of Water and Electric Light Commissioners for permission to erect a lime reclaiming plant between the New York Central Railroad tracks and the Water Conditioning Plant.

Carried—7 yeas; 0 nays.

It was moved by Commissioner Leadley, supported by Commissioner Mills, that we recommend to the City Council that a public alley be acquired north and south through Block 129, as per the plan and legal description of properties attached.

Carried—7 yeas; 0 nays.

REZONING

Moved by Commissioner Crego, supported by Commissioner Leadley, that the petition

to rezone Lot 6, Blk 5, (504 Liberty Street) from "C" Two-family to "F" Commercial District be DENIED.

Adopted by the following vote:

Yeas—Crego, Eddy, Leadley, Leyrer, Ludwig, Mills, and Oswald.

Nays—None.

Moved by Commissioner Eddy, supported by Commissioner Crego, that the petition to rezone all lots fronting on the east side of Cedar Street between Edison and Tisdale Streets be tabled.

Carried—7 yeas; 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Mills, that the petitions to rezone the E. 4 rods of the W. 8 rods, of Lot 7, also the E. 4 rods of the N. 2 rods of the W. 8 rods, of Lot 9, also the W. 4 rods of Lot 7 and the W. 4 rods of the N. 2 rods of Lot 9, Blk. 1, Green Oak Addition (the rear portion of properties at 1222 and 1226 E. Michigan Avenue) from "D-M" Multiple Dwelling to "J" Public Parking District be GRANTED.

Adopted by the following vote:

Yeas—Crego, Eddy, Leadley, Leyrer, Ludwig, Mills, and Oswald.

Nays—None.

Moved by Commissioner Eddy, supported by Commissioner Leadley, that the petition to rezone Lots 14 and 15, McPherson Inverness Sub. (corner of Verlinden and Forbes) from "F" Commercial to "G" Business District be DENIED, as the use the petitioner wishes to make of these properties would require an "H" Light Industrial Classification and we do not feel that the industrial classification of land in this area would be desirable.

Adopted by the following vote:

Yeas—Crego, Eddy, Leadley, Leyrer, Ludwig, Mills, and Oswald.

Nays—None.

Commission adjourned at 9:00 P.M.

Respectfully submitted,

C. DWIGHT WOOD,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Feb. 5, 1948

February 5, 1948,
Planning Office,
City Hall Annex,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Victor G. Leyrer, at 8:10 P.M.

ROLL CALL

Present—Commissioners Boucher, Crego, Leadley, Leyrer, Mills, Stebbins, and Oswald.

Aldermen Helmes, Munyon, and Reed.
(Council Committee.)

Absent—Commissioners Eddy and Manz.

GENERAL ORDER

The proceedings of January 8 1948 were approved as read.

Moved by Commissioner Leadley supported by Commissioner Mills, that Victor G. Leyrer be elected to succeed himself as Chairman of the Commission for the term of one year.

Carried—6 yeas; 1 nay.

Moved by Commissioner Crego, supported by Commissioner Leadley, that Commissioner L. D. Mills be elected Vice-President of the Commission for the term of one year.

Carried—6 yeas; 1 nay.

Chairman Victor G. Leyrer appointed Commissioners Mills, Stebbins, and Eddy as a Budget Committee with instructions to have the 1948-49 budget available for consideration by the Salaries Committee of the Council by March 23, 1948.

REZONING

Moved by Commissioner Mills, supported by Commissioner Oswald, that the petition to rezone Lot 4, Cedarhurst Subdivision (on Lincoln Street in the rear of 2406 S. Cedar Street), be rezoned from "B" One-family to "J" Public Parking District.

Approved by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Mills, Stebbins, and Oswald.
Nays—None.

Moved by Commissioner Leadley, supported by Commissioner Oswald, that the petition to rezone Lots 29 and 30, Ellendale Subdivision (2200 W. Main Street), from "B" One-family to "J" Public Parking District be GRANED.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Mills, Stebbins, and Oswald.
Nays—None.

Moved by Commissioner Leadley, supported by Commissioner Boucher, that the petition to rezone Lot 48, Raider Subdivision (corner of Hazel and Raider), be tabled.

Carried—7 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Mills, that the petition to rezone Lots 15, 16, 17, 18, 19, 20, and 21, Excelsior Land Company Subdivision (1300 Blk. E. Main Street), from "B" One-family to "H" Light Industrial be GRANTED.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Mills, Stebbins, and Oswald.
Nays—None.

Moved by Commissioner Mills, supported by Commissioner Oswald, that the petition

to rezone Lots 35, 36, 37, 38, 39, 40, and 41, Park Manor Heights (N. High Street), from "B" One-family to "H" Light Industrial District be DENIED.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Mills, Stebbins, and Oswald.
Nays—None.

Moved by Commissioner Boucher, supported by Commissioner Crego, that the petition to rezone Lots 3 to 9, inclusive, Lyman's Subdivision (1900 Blk. N. Larch Street), from "F" Commercial to "H" Light Industrial District be tabled.

Carried—7 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Mills, that the petition to rezone Lot 6, Blk. 33, (1112 N. Washington) from "D" Apartment to "F-1" Commercial District be GRANTED.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Mills, Stebbins, and Oswald.
Nays—None.

Moved by Commissioner Leadley, supported by Commissioner Mills, that Lots 48, 49, 50, and 51, Assrs. Plat N. 44 (1010 E. Mt. Hope) be rezoned from "A" One-Family to "F" Commercial District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Mills, Stebbins, and Oswald.
Nays—None.

Moved by Commissioner Boucher, supported by Commissioner Mills, that the petition to rezone all properties in the 1100, 1200, and 1300 Blks. of Berten St. from "B" One-Family to "C" Two-Family District be DENIED, because most of these lots are too small for "C" Two-Family use and this area is well developed with single residences.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Mills, Stebbins, and Oswald.
Nays—None.

Commission adjourned at 5:00 P.M.

Respectfully submitted,

C. DWIGHT WOOD,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings March 4, 1948

Planning Office
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Victor G. Leyrer, at 7:30 P.M.

ROLL CALL

Present—Commissioners Boucher, Crego, Leadley, Leyrer, Manz, Mills, Oswald, and Stebbins.

Alderman Munyon. (Council Committee).

Absent—Aldermen Helms and Reed. (Council Committee)

GENERAL ORDER

The proceedings of the last meeting, February 5, 1948, were approved as printed.

Chairman, Victor G. Leyrer, appointed the regular committees of the Commission for the year, and each Commissioner was provided with a roster of such committees.

Moved by Commissioner Stebbins, supported by Commissioner Leadley, that the 1948-49 Budget be approved as submitted by the Budget Committee.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Manz, Mills, Oswald, and Stebbins.
Nays—None.

Moved by Commissioner Stebbins, supported by Commissioner Leadley, that the Zoning Ordinance be amended to include a new zoning classification to be known as "WHOLESALE DISTRICT."

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Manz, Mills, Oswald, and Stebbins.
Nays—None.

Moved by Commissioner Crego, supported by Commissioner Manz, that we request the City Council to have two-thousand (2,000) zoning petitions printed as per sample attached.

Carried, 8 Yeas; 0 Nays.

Moved by Commissioner Stebbins, supported by Commissioner Mills, that we recommend to the City Council that paragraph three (3) of Section 10-A, "J" Public Parking District of the Zoning Ordinance be changed to read as follows:

(3) Such property shall be hard surfaced with brick, concrete, or plant mixed bituminous material, and maintained in a usable, dustproof condition.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Manz, Mills, Oswald, and Stebbins.

Nays—None.

REZONING

Moved by Commissioner Mills, supported by Commissioner Leadley, that the property at 1209 Comfort St. remain in its present zoning classification.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Manz, Mills, Oswald, and Stebbins.

Nays—None.

Moved by Commissioner Mills, supported by Commissioner Leadley, that the petition to rezone that part of Lots 3, 4, 5, 6, 7, 8, and 9, Lyman's Sub. (1900 Blk. N. Larch St.) from "F" Commercial to "H" Light Industrial District be GRANTED.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Oswald, and Stebbins.

Nays—Leyrer.

Moved by Commissioner Mills, supported by Commissioner Stebbins, that the petition to rezone property at 902 E. Kalamazoo be tabled for further investigation.

Carried, 8 Yeas; 0 Nays.

Moved by Commissioner Oswald, supported by Commissioner Boucher, that the petition to rezone Lots 53, 54, 55, Kenwood Sub. be tabled for further investigation.

Carried, 8 Yeas; 0 Nays.

Moved by Commissioner Crego, supported by Commissioner Stebbins, that the petition to rezone the E. 5 R. of Lots 4, 5, and 6, Block 221, be tabled for further investigation.

Carried, 8 Yeas; 0 Nays.

Moved by Commissioner Mills, supported by Commissioner Stebbins, that the prop-

erties in the 1100, 1200, and 1300 Blocks of Berton Street remain in their present zoning classification.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Manz, Mills, Oswald, and Stebbins.
Nays—None.

Moved by Commissioner Mills, supported by Commissioner Boucher, that the property on the south side of Liberty Street between Center St. and Larch St. remain in its present zoning classification.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Manz, Mills, Oswald, and Stebbins.
Nays—None.

Commission adjourned at 10:15 P.M.

Respectfully submitted,

C. DWIGHT WOOD,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings April 1, 1948

April 1, 1948,
Planning Office,
City Hall Annex,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Victor G. Leyrer, at 7:30 p. m.

ROLL CALL

Present—Commissioners Boucher, Leadley, Leyrer, Stebbins, Mills, Oswald, Crego, and Manz.

Aldermen Helms and Munyon (Council Committee).

Absent—Commissioner Eddy.

Alderman Reed (Council Committee).

GENERAL ORDER

The Proceedings of March 4, 1948, were approved as printed.

It was moved by Commissioner Crego, supported by Commissioner Stebbins, that the Plan Commission approve the exchange of lands between the Park Department and Leon Lynn and wife as proposed in Alderman Wortz's resolution to the Council on March 15, 1948.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Stebbins, Oswald, Crego, and Manz.

Nays—None.

The consideration of an East-West Street across the Park property and the Michigan Central Right of way at the South City Limits was referred to the Street Committee.

It was moved by Commissioner Stebbins, supported by Commissioner Mills, that the City Plan Commission recommend to the City Council that they not accept the prop-

erty on Lot 5, Ludwig Park Subd., as a street, for the following reasons:

- (1) That said proposed street would not benefit the general public as a way.
- (2) That the grade is not desirable for street purposes.
- (3) That an East-West Alley would better serve most of the commercial properties in this block.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Stebbins, Mills, Oswald, and Crego.

Nays—Manz.

It was moved by Commissioner Mills, supported by Commissioner Leadley, that the City Plan Commission recommend to the City Council the acquisition of an East-West Alley, 20 ft. in width, from Holmes Street to Clifford Street and 277 Ft. S. of Michigan Avenue, as shown on attached print.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Stebbins, Mills, Oswald, Crego, and Manz.

Nays—None.

REZONING

It was moved by Commissioner Stebbins, supported by Commissioner Leadley, that the petition to rezone the property at 2124 S. Cedar Street be tabled.

Carried—8 yeas; 0 nays.

It was moved by Commissioner Mills, supported by Commissioner Leadley, that the petition to rezone Lot 8, Blk. 3, Lansing Improvement Co.'s Add. (902 E. Kalamazoo St.) from "C" Two-family to "D" Apartment District be not approved due to the objection of interested property owners.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Stebbins, Mills, Oswald, Crego, and Manz.

It was moved by Commissioner Mills, supported by Commissioner Stebbins, that the properties on the east side of Cedar Street between Edison and Tisdale Streets remain in their present zoning classification.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Stebbins, Mills, Oswald, Crego, and Manz.

Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Stebbins, that the petition to rezone properties at 1214 N. Chestnut Street be tabled.

Carried—8 yeas; 0 nays.

It was moved by Commissioner Mills, supported by Commissioner Manz, that the petition to rezone the E. 5 R. of Lots 4, 5, and 6, also com. at S.E. cor. of Lot 6, N. 12 R., E. 19 ft. to W. line of M. C. R. R. of W., S. 12 R., W. 19.5 ft. to beg. all on Block No. 221 (Elm Street at the Michigan Central Rail Road) from "H" Light Industrial to "I" Heavy Industrial District be GRANTED.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Oswald, and Manz.

Nays—Crego and Stebbins.

It was moved by Commissioner Mills, supported by Commissioner Stebbins, that the properties in the 1200 and 1300 Blocks of Berton Street remain in their present zoning classification.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Oswald, Crego, Stebbins, and Manz.
Nays—None.

It was moved by Commissioner Manz, supported by Commissioner Leadley, that the S. 34 ft. of the W. 91.6 ft. of Lot 54, and the W. 91.6 ft. of Lot 55, Kenwood Subd. be zoned "F" Commercial District. Also, that the entire Lot 53, the N. 8 ft. of the W. 91.6 ft. of Lot 54, the E. 30 ft. of Lots 54, 55, 56, and the E. 33 ft. of Lot 3, all in Kenwood Subd. (Logan and Mt. Hope) be rezoned to "J" Public Parking District.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Oswald, Crego, and Manz.

Nays—Stebbins.

It was moved by Commissioner Leadley, supported by Commissioner Stebbins, that the petition for home occupation at 1110 Seymour Street be tabled.

Carried—8 yeas; 0 nays.

It was moved by Commissioner Stebbins, supported by Commissioner Crego, that the petition to rezone Lots 7 and 9, Blk. 4, Assessor's Plat 16, be referred to the Streets Committee for the consideration of the acquisition of a public alley through this block and to secure an expression of opinion from interested property owners as to this rezoning.

Carried—8 yeas; 0 nays.

Commission adjourned at 11:15 p. m.

Respectfully submitted,

CITY PLAN COMMISSION

C. Dwight Wood,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings May 6, 1948

May 6, 1948,
Planning Office,
City Hall Annex,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Victor G. Leyrer, at 7:30 p.m.

ROLL CALL

Present: Commissioners Boucher, Leadley, Leyrer, Stebbins, Mills, Munyon, Oswald, Crego, and Manz; Aldermen Helms and Munyon (Council Committee).

Absent: Alderman Reed (Council Committee).

GENERAL ORDER

The Proceedings of April 1, 1948, were approved as printed.

It was moved by Commissioner Stebbins, supported by Commissioner Mills, that the Chairman appoint a committee to plan for a meeting at which Mr. Bartholomew will be the speaker.

Carried.

The Chairman, Victor G. Leyrer, appointed Commissioners Stebbins, Munyon, Leadley, and Boucher as a Bartholomew Committee.

It was moved by Commissioner Stebbins supported by Commissioner Munyon, that the Home Occupation Permits be adopted and printed.

Carried: 9 yeas, 0 nays.

REZONING

It was moved by Commissioner Mills, supported by Commissioner Stebbins, that all of Block 4, Bush, Butler, and Sparrow

Addition (all properties on Kalamazoo and Lenawee between Butler and Sycamore) be rezoned from "C" Two-family to "D-M" Multiple Dwelling District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, Oswald, and Stebbins.

Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Leadley, that the property in the rear of 1409-21 E. Grand River Avenue, as described in the petition of Mr. George Basell be dezone from "B" One-family to "G" Business District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, Oswald, and Stebbins.

Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Leadley, that Lots 3 and 4, Block 59, be rezoned from "C" Two-family to "D-M" Multiple Dwelling District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, Oswald, and Stebbins.

Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Munyon, that the Commission ratify the action of its members in recommending the rezoning of properties at N. East Street and the North City Limits to "D" Apartment and "J" Public Parking District as petitioned for by Dr. H. M. Smith.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, and Oswald.

Nays—Stebbins.

It was moved by Commissioner Stebbins, supported by Commissioner Munyon, that the petition to rezone property in the rear of 1605-07 E. Grand River Avenue be GRANTED from "B" One-family to "F" Commercial District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, Oswald, and Stebbins.

Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Munyon, that the petition to rezone Lots 7 and 9, Block 4, Assessor's Plat 16, be GRANTED from "C" Two-family to "J" Public Parking District (312-16 Shepard and 317 Allen).

Adopted by the following vote:

Yeas—Crego, Leadley, Leyrer, Manz, Mills, and Munyon.

Nays—Stebbins.

It was moved by Commissioner Mills, supported by Commissioner Leadley, that the petition for home occupation at 1110 Seymour Street be GRANTED.

Carried: 9 yeas, 0 nays.

It was moved by Commissioner Stebbins, supported by Commissioner Leadley, that the petition to rezone property at the S.W. corner of Townsend and Main be tabled.

Carried: 9 yeas, 0 nays.

It was moved by Commissioner Stebbins, supported by Commissioner Boucher, that the petition to rezone Lot 11, Block 3, Turner & Smith's Subd. be tabled.

Carried: 9 yeas, 0 nays.

It was moved by Commissioner Mills, supported by Commissioner Boucher, that the property at 1214-16 N. Chestnut Street remain in its present zoning classification.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, Oswald, and Stebbins.

Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Stebbins, that the N. ½ of Lot 24, Block 3, (1413 N. Larch Street) remain in its present zoning classification.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, Oswald, and Stebbins.

Nays—None.

It was moved by Commissioner Boucher, supported by Commissioner Stebbins, that the property at 816 Center Street be given further study.

Carried: 9 yeas, 0 nays.

It was moved by Commissioner Mills, supported by Commissioner Leadley, that the properties at 2513 to 2521 S. Cedar Street remain in their present "F" Commercial zoning classification.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, Oswald, and Stebbins.

Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Mills, that the petition to rezone property at 2124 S. Cedar Street be held for further study.

Carried: 9 yeas, 0 nays.

Commission adjourned at 10:30 P.M.

Respectfully submitted,

CITY PLAN COMMISSION

C. Dwight Wood,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings May 10, 1948

May 10, 1948,
Planning Office,
City Hall Annex,
Lansing, Michigan.

Yeas—Crego, Leyrer, Manz, Mills, and
Oswald.
Nays—Stebbins.

The special meeting of the City Plan Commission was called to order by the Chairman, Victor G. Leyrer, at 4:00 P.M.

ROLL CALL

Present—Commissioners Crego, Leyrer, Manz, Mills, Stebbins, and Oswald.

Absent—Commissioners Boucher, Leadley, and Munyon; Aldermen Helms, Munyon, and Reed (Council Committee).

GENERAL ORDER

It was moved by Commissioner Oswald, supported by Commissioner Manz, that we recommend to the City Council that Section 19 of the Zoning Ordinance be amended to permit a minimum rear yard of ten (10) feet in the "F" Commercial District where such commercial land adjoins a "J" Public Parking District.

Adopted by the following vote:

REZONING

It was moved by Commissioner Mills, supported by Commissioner Manz, that the petition to rezone Lots 100 and 101, Addmore Park Subd. (in rear of commercial property on Cedar Street between Greenlawn and Lincoln) from "B" One-family to "J" Public Parking District be GRANTED.

Adopted by the following vote:

Yeas—Crego, Leyrer, Manz, Mills, and Oswald.
Nays—Stebbins.

Commission adjourned at 5:10 P.M.

Respectfully submitted

CITY PLAN COMMISSION

C. Dwight Wood,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings June 3, 1948

June 3, 1948
Planning Office
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Victor G. Leyrer, at 7:30 P.M.

ROLL CALL

Present—Commissioners Boucher, Leadley, Leyrer, Mills, Munyon, and Stebbins. Aldermen Helms and Munyon. (Council Committee).

Absent—Commissioners Oswald, Crego, and Manz.
Alderman Reed. (Council Committee).

GENERAL ORDER

The Proceedings of May 6, 1948, were approved as printed.

It was moved by Commissioner Stebbins, supported by Commissioner Mills, that a joint meeting of the Plan Commission, the Board of Appeals, and the City Attorney be arranged at an early date.

Carried, 6 yeas, 0 Nays.

It was moved by Commissioner Mills, supported by Commissioner Munyon, that the annual dues of the Commission to the Michigan Society of Municipal Planning Officials be paid.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Munyon, and Stebbins.
Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Boucher, that the Commission recommend to the Council

that a 20 ft. alley be established east and west through the block from Clemens to Fairview in the rear of commercial property on the north side of Michigan Ave.

Carried, 6 Yeas, 0 Nays.

It was moved by Commissioner Munyon, supported by Commissioner Boucher, that we recommend to the Council the following changes in Section 10-A of the Zoning Ordinance:

- (1) That the word Public be stricken from the section.
- (2) That the clause "except for the public parking of automobiles" be stricken from the first paragraph of the section.
- (3) That paragraph three (3) be clarified as previously recommended.

Carried, 6 Yeas, 0 Nays.

The Planning Director's report of the Annual Conference of the American Planning and Civic Association at Newark, N. J., was received and placed on file.

It was moved by Commissioner Stebbins, supported by Commissioner Munyon, that Charles P. VanNote, City Attorney, be invited to attend Planning Commission meetings.

Carried, 6 Yeas, 0 Nays.

The letter of resignation of C. Dwight Wood, Planning Director, effective as of July 1, 1948, was received and after consideration by the Commission it was moved by Commissioner Stebbins, and supported by Commissioner Boucher, that the resignation be accepted.

Carried, 6 Yeas, 0 Nays.

It was moved by Commissioner Stebbins, supported by Commissioner Mills, that the

Chairman take immediate steps to secure a successor to Mr. Wood.

Carried, 6 Yeas, 0 Nays.

REZONING

It was moved by Commissioner Mills, supported by Commissioner Stebbins, that Lots 1, 2, and 3, Blk. 178 (S. W. corner of Townsend and Main) remain in their present zoning classification, due to the protest of adjoining property owners.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Munyon and Stebbins.
Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Mills, that the property at the S. E. corner of Saginaw and Clemens be rezoned from "B" One-family to "F" Commercial and "J" Public Parking Districts.

Motion lost by the following vote:

Yeas—Leadley, Leyrer, Mills, and Munyon.
Nays—Boucher and Stebbins.

It was moved by Commissioner Stebbins, supported by Commissioner Munyon, that the property at 2124 S. Cedar St. (corner of Riley) be rezoned from "B" One-family to "F" Commercial District, provided that the W. 20 ft. of said property be deeded to the City of Lansing as an alley.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Munyon and Stebbins.
Nays—None.

It was moved by Commissioner Boucher, supported by Commissioner Stebbins, that the property at 310 W. Ottawa St. remain in its present zoning classification because of its being located in the Capitol Development Area.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Munyon and Stebbins.
Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Mills, that Lot 12, Blk. 1, Sparrow's Sub. (826 S. Logan) be rezoned from "C" Two-family to "F" Commercial District providing a 20 ft. alley be dedicated to the City of Lansing.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Munyon and Stebbins.
Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Leadley, that Lot 155, Adams Add., (W. side of Fairview north of Michigan Ave.) be rezoned from "F" Commercial to "B" One-family Residential District. This change will make all commercial properties in the block the same depth and further the establishing of an alley through the block.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Munyon and Stebbins.
Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Mills, that Lot 11, Blk. 3, Turner Smith Sub. (west side of James St. between Reasoner and Dwight) remain in its present zoning classification.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Munyon and Stebbins.
Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Munyon, that Lots 7, 8, 9, 10, 11, and 12, Blk. 28, (east side of Chestnut between W. Grand River and Willow) be rezoned from "B" One-family to "D-M" Multiple Dwelling District.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Munyon and Stebbins.
Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Stebbins, that the property at 209 N. Walnut St. remain in its present zoning classification because of it being included in the Capitol Development Area.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Munyon and Stebbins.
Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Stebbins, that Richard E. Thompson be granted a Home Occupation Permit for repairing radios at 121 W. Jackson St.

Carried, 6 Yeas, 0 Nays.

It was moved by Commissioner Mills, supported by Commissioner Boucher, that the property at 816 Center St. remain in its present zoning classification.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Munyon and Stebbins.
Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Stebbins, that the property at 2032 Sunnyside Ave. remain in its present zoning classification.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Munyon and Stebbins.
Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Munyon, that Lots 1, 2, and 3, Olds Park Add., (Logan at Mt. Hope) remain in their present "F" Commercial zoning classification.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Munyon and Stebbins.
Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Munyon, that Lots 7, 8, 9, 10, 11, and 12, Blk. 44, also Lots 1, 2, 3, 4, 5, and 6, Blk. 45, (all

properties on both sides of Capitol Ave. between Kilborn and Jefferson) be rezoned from "C" Two-family to "D-M" Multiple Dwelling District.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Munyon and Stebbins.
Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Leadley, that the property described as com. at the intersection of the N. line of the S. 15 acres of the S. E. $\frac{1}{4}$ of Sec. 4, T4N, R2W, and the W. line of East St., thence S. 45 ft., thence W. to the E'ly line of U. S. 27, thence N. E'ly along the E. side of U. S. 27, to the S. line of Thomas St., thence E. to a point 60 ft. W. of the W. line of East St., thence S. 100 ft., thence E. 60 ft. to the W. line of East St., thence S. along the W. side of East St. to point of beginning (east side of the 2000 block of N. Larch St.) be rezoned from "A" One-family to "D" Apartment District.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Mills, Munyon and Stebbins.
Nays—None.

Commission adjourned at 11:20 P.M.

Respectfully submitted,

CITY PLAN COMMISSION,

C. Dwight Wood,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings July 1, 1948

July 1, 1948,
Planning Office,
City Hall Annex,
Lansing, Michigan.

ing them for the fine meeting with Har-
land Bartholomew.

Carried—8 yeas; 0 nays.

The regular meeting of the City Plan
Commission was called to order by the
Chairman, Victor G. Leyrer, at 7:30 P. M.

ROLL CALL

Present—Commissioners Boucher, Lead-
ley, Leyrer, Manz, Mills, Munyon, Oswald,
and Stebbins. Alderman Munyon (Council
Committee).

Absent—Commissioner Crego. Aldermen
Helms and Reed (Council Committee).

GENERAL ORDER

It was moved by Commissioner Mills,
supported by Commissioner Munyon, that
the Proceedings of June 3, 1948, be ap-
proved as printed.

Carried—8 yeas; 0 nays.

The Chairman, Victor G. Leyrer, ap-
pointed the Mayor and Alderman Munyon
to arrange a joint meeting with the Board
of Appeals and their Secretary, the City
Attorney, and the City Plan Commission.

It was moved by Commissioner Stebbins,
supported by Commissioner Munyon, that
a complete set of Township Zoning Maps
and a Township Zoning Ordinance be pur-
chased.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Manz,
Mills, Munyon, Oswald, and Stebbins.
Nays—None.

It was moved by Commissioner Stebbins,
supported by Commissioner Mills, that a
letter be sent to the Kiwanis Club thank-

REZONING

It was moved by Commissioner Mills,
supported by Commissioner Boucher, that
the Commission recommend to the Council
that the petition to rezone Lot 4, Blk. 2,
Cadwell's Add. (1119-1121 Moores River
Drive) from "B" One-family Residential
to "C" Two-family Residential District be
not approved.

Motion lost by the following vote:

Yeas—Boucher, Leyrer, Oswald, and
Stebbins.

Nays—Leadley, Manz, Mills, and Mun-
yon.

Petition referred to Zoning Committee
for further study.

It was moved by Commissioner Mills,
supported by Commissioner Leadley, that
the Commission recommend to the Council
that the E. 53 ft. of Lot 1 and 2, Bates
Jackson Subd. be rezoned from "J" Public
Parking District to "D" Apartment Dis-
trict, also that Lot 3, Bates Jackson Subd.
be rezoned from "B" One-family Residen-
tial to "D" Apartment District.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Manz,
Mills, Munyon, Oswald.

Nays—Stebbins.

It was moved by Commissioner Mills,
supported by Commissioner Manz, that the
Commission recommend to the Council that
the petition to rezone Lot 56 in Taylor
Abstract Co.'s Add. on a part of S.W. $\frac{1}{4}$
of the S.E. $\frac{1}{4}$ of Sec. 10 T. 4 N., R. 2 W.
(N.W. cor. of Saginaw and Maryland)
from "B" One-family Residential to "F"
Commercial District be not approved.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Manz, Mills, Munyon, Oswald, and Stebbins.
Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Oswald, that the Commission recommend to the Council that the petition to rezone Lots 34 and 35, Elite Subd. of Blk. 6, Townsend Subd. of a part of Sec. 20 (1700 Blk. W. Main) from "B" One-family Residential to "F-1" Commercial District be GRANTED, provided that ten (10) additional feet on the N. end of each lot be deeded to the City as an alley.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Manz, Mills, Munyon, and Oswald.
Nays—Stebbins.

It was moved by Commissioner Munyon, supported by Commissioner Oswald, that the Commission recommend to the Council that the petition to rezone Lot 36, Elite Subd. of Blk. 6, Townsend Subd. of a part of Sec. 20 (1700 Blk. W. Main) from "B" One-family Residential to "F-1" Commercial District be GRANTED, provided that ten (10) additional feet on the N. end of the lot be deeded to the City as an alley.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Manz, Mills, Munyon, and Oswald.
Nays—Stebbins.

It was moved by Commissioner Mills, supported by Commissioner Leadley, that the Commission recommend to the Council that the property beg. at a point on the W. line of Cedar Street which is 163.75 ft. N. of the N.W. cor. of S. Cedar and Riley Streets, thence N. 66.0 ft. along the W. line of Cedar Street, thence W. 116 ft., thence S. 66.0 ft., thence E. 116 ft. to pt. of beg. (2112 S. Cedar Street) be rezoned from "B" One-family Residential to "F" Commercial District provided that the W.

26 ft., the balance of the lot, be deeded to the City of Lansing for alley purposes.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Manz, Mills, Munyon, and Oswald.
Nays—Stebbins.

It was moved by Commissioner Mills, supported by Commissioner Munyon, that the Commission recommend to the Council that the property at the S.E. corner of James and Reasoner (Lots 6 and 7, Blk. 4, Turner and Smith Subd.) remain in its present zoning classification.

Adopted by the following vote:

Yeas—Boucher, Leadley, Leyrer, Manz, Mills, Munyon, Oswald, and Stebbins.
Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Munyon, that the petition for a radio repair shop under "Home Occupation" at 1316 William Street be GRANTED.

Carried—8 yeas; 0 nays.

It was moved by Commissioner Stebbins, supported by Commissioner Mills, that the petition for "Home Occupation" at 603 Seymour Avenue be not approved and that the owner be informed that the suggested use does not come under "Home Occupation."

Carried—8 yeas; 0 nays.

Commission adjourned at 11:00 P. M.

Respectfully submitted,

CITY PLAN COMMISSION

Victor G. Leyrer,
Chairman.

American Public Works Assoc.	10.00
General Distributing Corp.	6.49
Central Welding Supply Co.	6.00
Darling Builders Supply Co.	3.92
Grand Trunk Western R. R. Co.	3.05
Consumers Power Co.75

The Polmar Company	53.70
The C. B. Dolge Company	42.45
Central Michigan Tool Supply, Inc.	26.28
Jarvis Engineering Works	20.93
Jay's Sales & Service	13.00
Graybar Electric Company, Inc.	9.97
Bailey-Smith, Inc.	1.20

PUBLIC SERVICE—Public Works Division

Pay Roll—Public Works	2782.07
Pay Roll—Garage	3615.90
Michigan Chemical Corporation	567.64
Ray Sablain, Inc.	226.69
Schaberg-Dietrich Hdwe. Co.	126.89
Lansing Tire Company	67.05
Michigan Company, Inc.	36.13
Goodyear Service Stores	29.40
The Rikerd Lumber Company	25.05
Mines Safety Appliance Co.	8.91
The Dudley Paper Co.	19.11
Ernest L. Williams	51.75
The Weger-Shepard Company	12.70
Morrill Bros.	12.00
Schaberg-Dietrich Hdwe. Co.	11.84
Hack's Key Shop	1.00

PUBLIC SERVICE—Service Division

Pay Roll—Service	509.76
Cutler Oil Company	835.38
Telford Equipment Company	724.58
General Parts & Service, Inc.	265.55

By Ald. Letherman—

Resolved by the City Council of the City of Lansing:

That the foregoing claims be allowed and the City Clerk be and she is hereby authorized to draw orders on the City Treasurer for the amount allowed each claimant.

Adopted by the following vote:

Yeas—Ald. Brown, Campbell, Collier, Dell, Graham, Hayden, Helms, Letherman, Munyon, Reed, Smith, Wortz—12.
Nays—None.

Council adjourned.

BERTHA RAY,
City Clerk.

August 2, 1948
Lansing, Michigan.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings July 27, 1948

July 27, 1948

Planning Office

City Hall Annex

Lansing, Michigan

The special meeting of the City Plan Commission was called to order by the Vice Chairman, Lucius D. Mills, at 3:00 P.M.

ROLL CALL

Present—Commissioners Boucher, Crego, Leadley, Manz, Mills, Munyon, Oswald, and Stebbins.

Absent—Commissioner Leyrer.
Aldermen Helms and Reed.

GENERAL ORDER

It was moved by Commissioner Boucher, supported by Commissioner Oswald, that we consider the hiring of two men, Victor G. Leyrer as a Planning Director, and J. Martin Frissel as Planner, for the salaries of forty five hundred dollars (\$4,500) and thirty six hundred dollars (\$3,600) respectively, or men of as near comparable ability that can be obtained.

Carried, 7 Yeas, 1 nay.

The Commission adjourned.

Respectfully submitted,

CITY PLAN COMMISSION
Lucius D. Mills,
Vice Chairman.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Aug. 5, 1948

Lansing, Michigan,
August 5, 1948.

The regular meeting of the City Plan Commission was called to order by the Vice Chairman, Lucius D. Mills, at 7:30 p.m.

ROLL CALL

Present—Commissioners Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, and Stebbins—8. Aldermen Helms, Munyon, and Reed—3—(Council Committee).
Absent—Commissioner Oswald—1.

It was moved by Commissioner Leadley, supported by Commissioner Munyon, that the Proceedings of July 1, 1948, be approved as printed.

Carried—8 yeas, 0 nays.

It was moved by Commissioner Munyon, supported by Commissioner Crego, that we recommend to the City Council that Lots 5, 6, 7, and 8, Blk. 2, Gansley's Add. (1500 Blk. Jerome) be rezoned from "C" Two Family Residential to "D-M" Multiple Dwelling District.

Adopted by the following vote:

Yeas—Commissioners Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, and Stebbins—8.
Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Manz, that we recommend to the City Council that Lots 11 and 12, Turner Smith Sub., be rezoned from "A" One Family Residential to "I" Heavy Industrial District, also Lots 8, 9, and 10, Turner Smith Sub., and the W. ½ of Lot 60, Lots 61 and 62, Maple Park Sub., be rezoned from "A" One Family Residential to "H" Light Industrial District.

Adopted by the following vote:

Yeas—Commissioners Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, and Stebbins—8.
Nays—None.

(The Wolverine Oil Co. asked that the recommendation to the Council be held for one month.)

It was moved by Commissioner Stebbins, supported by Commissioner Munyon, that the petition to rezone Lots 107 and 108, North Lawn Sub. (2414-16 N. East St.) from "F" Commercial District to "F-1" Commercial District be referred to the Zoning Committee for further study.

Carried—8 yeas, 0 nays.

It was moved by Commissioner Stebbins, supported by Commissioner Munyon, that the petition to rezone Lots 47 and 48, Howard Heights Sub. (S. E. corner of Mosley and Turner) from "A" One Family Residential District to "F" Commercial District be laid on the table for further study.

Carried—8 yeas, 0 nays.

It was moved by Commissioner Munyon, supported by Commissioner Manz, that we recommend to the City Council that Lot 10, Jerome's Add. (811 Vine St.) be rezoned from "D-M" Multiple Dwelling District to "H" Light Industrial District.

Adopted by the following vote:

Yeas—Commissioners Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, and Stebbins—8.
Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Munyon, that the petition to rezone the N. ½ of the S. ½ of Lot 7, James Turner's Sub. (2300 N. Grand River) from "A" One Family Residential District to "H" Light Industrial District be laid on the table, and referred to the Planning Director for further study.

Carried—8 yeas, 0 nays.

It was moved by Commissioner Munyon, supported by Commissioner Manz, that we recommend to the City Council that Lots 1 through 9, Blk. 2, Cadwell's Add. (Moores River Drive between Logan and Birch) be rezoned from "B" One Family Residential to "C" Two Family Residential District.

Motion lost by the following vote:

Yeas—Commissioners Manz and Munyon—2.

Nays—Commissioners Boucher, Crego, Leadley, Leyrer, Mills and Stebbins—6.

It was moved by Commissioner Munyon, supported by Commissioner Manz, that we recommend to the City Council that Lots 2, 3, and 4, Blk. 2, Cadwell's Add. (1100 Blk. Moores River Drive) be rezoned from "B" One Family Residential District to "C" Two Family Residential District.

Adopted by the following vote:

Yeas—Commissioner Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, and Stebbins—8.

Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Crego, that the petition for Home Occupation at 816 Bates St. be not approved.

Adopted by the following vote:

Yeas—Commissioners Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, and Stebbins—8.

Nays—None.

It was moved by Commissioner Mills, supported by Commissioner Leadley, that the petition for Home Occupation at 1305 Jerome St. be GRANTED.

Adopted by the following vote:

Yeas—Commissioners Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, and Stebbins—8.

Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Leadley, that the petition for Home Occupation at 1200 W. Allegan St. be not approved.

Adopted by the following vote:

Yeas—Commissioners Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, and Stebbins—8.

Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Crego, that

the petition for Home Occupation at 605 Allen St. be returned to the petitioner because there are no signers on the petition.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Manz, Mills, and Munyon—7.

Nays—Stebbins—1.

It was moved by Commissioner Mills, supported by Commissioner Stebbins, that the petition for Home Occupation at 1017 W. Main St. be not approved.

Adopted by the following vote:

Yeas—Commissioner Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, and Stebbins—8.

Nays—None.

It was moved by Commissioner Boucher, supported by Commissioner Crego, that the letter regarding property at 1222-26 E. Michigan Ave. be referred to the Planning Director for study.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, and Stebbins—8.

Nays—None.

It was moved by Commissioner Crego, supported by Commissioner Stebbins, that we recommend to the City Council that all petitions be checked by the Planning Director before they are submitted to the City Clerk.

Adopted by the following vote:

Yeas—Commissioner Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, and Stebbins—8.

Nays—None.

It was moved by Commissioner Manz, supported by Commissioner Stebbins, that we refer the letter from the Department of Commerce Civil Aeronautics Administration to the City Council.

Carried—8 yeas, 0 nays.

Commissioner Boucher, reporting for the Personnel Committee, submitted the following report:

It is the recommendation of the Committee that Victor G. Leyrer be employed as Planning Director, effective August 16, 1948 at the annual salary of forty-five hundred dollars (\$4,500), and that J. Martin Frissel be employed as City Planner, effective August 23, 1948, at the annual salary of thirty-six hundred dollars (\$3,600).

It was moved by Commissioner Boucher, supported by Commissioner Munyon, that the report of the Committee be adopted.

Adopted by the following vote:

Yeas—Commissioners Boucher, Crego, Leadley, Leyrer, Manz, Mills, Munyon, and Stebbins—8.
Nays—None.

The Commission adjourned at 10:45 p.m.

Respectfully submitted,

City Plan Commission,

LUCIUS D. MILLS,
Vice Chairman.

OFFICIAL PROCEEDINGS OF Board of Cemetery and Park Commissioners

Proceedings Aug. 11, 1948

City of Lansing,

August 11, 1948.

The Board met in regular session and was called to order by the President, Commissioner Gibbs.

ROLL CALL

Present—Commissioners Bailey, Callard, Gates, Gibbs, Hewes, Klock, McKim, Rathbun—8.

Absent—0.

The minutes of the previous session were approved.

COMMUNICATIONS

A petition requesting the city to provide a field for specific and only purpose of flying U-Control gas model aircraft was referred to the Board by the City Council.

Referred to the Committee on Recreation with power to act.

A card was received from Helen Klock expressing appreciation for flowers sent by the Board.

Placed on file.

R. A. Winston, Director of Athletics, requested the use of bleachers and lights

on the Pattengill Stadium for fall games of football.

By Comm. Callard—

That the request be granted.

Carried.

Andrew Dungey in a letter to Mr. Bancroft expressed his appreciation from the Grand Master on down for the use of Moores Park by the Colored Masons, stating that they liked the park and its ample equipment and would like to come back next year. The Clerk was instructed to thank Mr. Dungey for his letter and invite the organization to come back next year.

A letter was received from E. Clark Rowley relative to a monument on Lot 42 Section B in Mt. Hope Cemetery which was referred to the Committee on Cemetery with power to act.

A letter was received from Herbert G. Cooper offering to sell to the city approximately 130 acres of land located at the S. E. Corner of Mt. Hope Avenue and Aurelius Road.

By Comm. Hewes—

That prices be secured for this land.

Carried.

REPORTS OF OFFICERS

Mr. Bancroft reported on various subjects of interest to the Board.

TREASURER

Franklin DeKleine Co.	44.00
John F. Webb, City Treas.	3.72
Lyle B. Austin, County Treas.	3.27

By Ald. Letherman—

Resolved by the City Council of the City of Lansing:

That the foregoing claim be allowed and the City Clerk be and she is hereby authorized to draw orders on the City Treasurer for the amount allowed each claimant.

Adopted by the following vote:

Yeas—Ald. Bailey, Brown, Campbell, Col-
ler, Dell, Eddy, Graham, Hayden, Helms,
Kircher, Letherman, Munyon, Reed, Russell,
Smith, Wortz.—16.
Nays—None.

Council adjourned.

BERTHA RAY,
City Clerk.

September 7, 1948,

Lansing, Michigan.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Sept. 2, 1948

September 2, 1948,

Planning Office,

City Hall Annex,

Lansing, Michigan.

In the absence of a chairman and Vice Chairman, the regular meeting of the City Plan Commission was called to order by the Director at 7:30 P. M.

ROLL CALL

Present—Commissioners Boucher, Leadley, Munyon, Oswald, Stebbins, and Teel. Alderman Reed (Council Committee).

Absent—Commissioners Mills, Crego, and Manz. Alderman Helms (Council Committee).

It was moved by Commissioner Munyon, supported by Commissioner Stebbins, that Commissioner Lucius D. Mills be elected Chairman for the balance of the year.

Carried: 5 yeas, 0 nays.

It was moved by Commissioner Munyon, supported by Commissioner Stebbins, that Commissioner Evans E. Boucher be elected

Vice Chairman of the Commission for the balance of the year.

Carried: 4 yeas, 1 nay.

The minutes of August 5, 1948, were approved as printed.

It was moved by Commissioner Leadley, supported by Commissioner Stebbins, that the Director, Victor G. Leyrer, act as Secretary of the Commission.

Carried: 5 yeas, 0 nays.

It was moved by Commissioner Munyon, supported by Commissioner Oswald, that the motion of August 5, 1948, regarding Lots 8, 9, 10, 11 and 12, Turner Smith Subd., and the W. $\frac{1}{2}$ of Lot 60, Lots 61 and 62, Maple Park Subd., be rescinded.

Adopted by the following vote:

Yeas—Boucher, Leadley, Munyon, Oswald, and Stebbins.
Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Munyan, that we recommend to the City Council that Lots 9, 10, 11, and 12, and that portion of Lot 8 lying north of Russell Street ex-

tended, Turner Smith Subd., and Lots 61 and 62, and the W. $\frac{1}{2}$ of Lot 60, Maple Park Subd., be rezoned from "A" One-family Residential District to "H" Light Industrial District.

Adopted by the following vote:

Yeas—Boucher, Leadley, Munyon, Oswald, and Stebbins.
Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Leadley, that we recommend to the City Council that Lots 107 and 108, North Lawn Subd. (2414-16 N. East Street) be rezoned from "F" Commercial District to "F-1" Commercial District, and that the W. 13 ft. of Lot 106, North Lawn Subd. be rezoned from "B" One-family Residential District to "F" Commercial District, provided that the E. 20 ft. of Lot 106, North Lawn Subd. be deeded to the City for alley purposes.

Adopted by the following vote:

Yeas—Boucher, Leadley, Munyon, Oswald, and Stebbins.
Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Munyon, that we recommend to the City Council that Lot 67, Banghart Subd. No. 1, be rezoned from "A" One-family Residential District to "F" Commercial District provided the W. 20 ft. of the lot is deeded to the City for alley purposes.

Adopted by the following vote:

Yeas—Boucher, Leadley, Munyon, Oswald, and Stebbins.
Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Stebbins, that we recommend to the City Council that Lots 3, 4, 5 and 6, Block 1, A. E. Cowles Subd., be rezoned from "B" One-family Residential District to "J" Parking District.

Adopted by the following vote:

Yeas—Boucher, Leadley, Munyon, Oswald, and Stebbins.
Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Munyon, that the petition for Home Occupation at 1333 Emerson Street be GRANTED.

Adopted by the following vote:

Yeas—Boucher, Leadley, Munyon, and Stebbins.
Nays—Oswald.

It was moved by Commissioner Stebbins, supported by Commissioner Leadley, that we recommend to the City Council that the petition to rezone Lots 1 and 2, Block 1, F. C. Taylor's Replat of Dell's Subd., and the S. $\frac{1}{2}$ of Lot 15, Seymour's Subd., from "B" One-family Residential District to "F" Commercial District and "H" Light Industrial District be not approved.

Adopted by the following vote:

Yeas—Boucher, Leadley, Munyon, Oswald, and Stebbins.
Nays—None.

It was moved by Commissioner Leadley, supported by Commissioner Oswald, that the petition for Home Occupation at 226 S. Eighth Street be not approved.

Adopted by the following vote:

Yeas—Boucher, Leadley, Munyon, Oswald, and Stebbins.
Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Leadley, that we recommend to the City Council that Lot 81, Westlawn Subd., be rezoned from "B" One-family Residential District to "J" Parking District.

Adopted by the following vote:

Yeas—Boucher, Leadley, Munyon, Oswald, Stebbins.
Nays—None.

It was moved by Commissioner Oswald, supported by Commissioner Leadley, that we recommend to the City Council that Lot 87 and the N. 27 ft. of Lot 83, Westlawn Subd. (800 Block Verlinden Street) be rezoned from "B" One-family Residential District to "J" Parking District.

Adopted by the following vote:

Yeas—Boucher, Leadley, Munyon, Oswald, and Stebbins.
Nays—None.

It was moved by Commissioner Leadley, supported by Commissioner Munyon, that we recommend to the City Council that the petition to rezone Lot 1, Block 2, Sparrow's Subd. of Lot 1, Block 14, Townsend's Subd. (900 S. Logan Street) from "E" Apartment-Shop District to "F-1" Commercial District be not approved.

Adopted by the following vote:

Yeas—Boucher, Leadley, Munyon, Oswald, and Stebbins.
Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Stebbins, that in all cases where a recommendation for rezoning is dependent on a deed for an alley, the Planning Director is authorized to hold the petition and recommendation to the Council until a deed for such alley has been received by the Planning Commission office, at which time the petition, recommendation to the Council, and the deed shall be forwarded to the Council.

Carried: 6 yeas, 0 nays.

It was moved by Commissioner Munyon, supported by Commissioner Stebbins, that we favor the development on N. Grand River Avenue as outlined by the Planning Engineer.

Carried: 6 yeas, 0 nays.

It was moved by Commissioner Stebbins, supported by Commissioner Munyon, that the Director invite two Aldermen to each

Commission meeting beginning with the first ward aldermen at our next meeting.

Carried: 6 yeas, 0 nays.

It was moved by Commissioner Stebbins, supported by Commissioner Munyon, that we recommend to the City Council that the Park Department property be extended to include Lot 12, Franklin Pk. Subd. on Sheldon Street.

Adopted by the following vote:

Yeas—Boucher, Leadley, Munyon, Oswald, Stebbins, and Teel.
Nays—None.

Meeting adjourned at 10:30 P. M.

Respectfully submitted,

CITY PLAN COMMISSION
Victor G. Leyrer,

Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings October 7, 1948

October 7, 1948
Planning Office,
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Lucius D. Mills, at 7:30 P.M.

ROLL CALL

Present—Comm. Boucher, Crego, Leadley, Mills, Munyon, Oswald, Stebbins, and Teel.

Present—Ald. Helms and Reed, (Council Committee).

Absent—Comm. Manz.

It was moved by Comm. Stebbins, supported by Comm. Crego, that the minutes of September 2, 1948, be corrected to read that we recommend to the City Council that Lots 9, 10, 11 and 12, and that portion of Lot 8 lying north of Russell St. extended Turner Smith Sub., and Lots 61 and 62, and the W. ½ of Lot 60, Maple Park Sub., be rezoned from "A" One Family Residential to "T" Heavy Industrial District.

Motion Carried, 8 yeas, 0 nays.

The minutes of September 2, 1948, were approved as corrected.

It was moved by Comm. Stebbins, supported by Comm. Teel, that we recommend to the City Council that the N. 13 ft. of the W. 8 R. of Lot 7, Blk 1, Green Oak Addition, be rezoned from "J" Parking to "F-1" Commercial District provided that the next 20 ft. directly south of the W. 8 R. of Lot 7, Blk. 1, Green Oak Addition, is deeded to the City for alley purposes.

Adopted by the following vote:

Yeas—Boucher, Mills, Munyon, Oswald, Stebbins and Teel.

Nays—Crego and Leadley.

It was moved by Comm. Munyon, supported by Comm. Stebbins, that the petition for home occupation at 1017 W. Main St. be not approved.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Oswald, Stebbins and Teel.

Nays—None.

It was moved by Comm. Boucher, supported by Comm. Stebbins, that the petition to rezone Lots 47 and 48, Howard Heights, (S.E. corner of Mosley & Turner) from "A" one Family Residential to "F" Commercial District be referred to the Director for further study.

Carried, 8 yeas, 0 nays.

It was moved by Comm. Leadley, supported by Comm. Boucher, that the petition from the Michigan Sugar Company be referred back to the City Council without recommendation.

Motion carried.

It was moved by Comm. Munyon, supported by Comm. Oswald, that we recommend to the City Council that the N. 30 ft. of Lot 10, Blk. 5, Turner Smith's Sub. (1800 Blk. N. Washington) be rezoned from "C" Two Family Residential to "J" Parking District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Oswald, Stebbins and Teel.

Nays—None.

It was moved by Comm. Boucher, supported by Comm. Munyon, that we recommend to the City Council that Lots 17, 18, and 19, Rockford Sub. (400 Blk. W. Mt. Hope) be rezoned from "C" Two Family Residential to "T" Heavy Industrial District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills,
Munyon, Oswald, Stebbins and Teel.
Nays—None.

It was moved by Comm. Boucher, supported by Comm. Crego, that we recommend to the City Council that the petition to rezone the property commencing at the intersection of N. East St. and Thomas St., S. 100 ft., W. 60 ft., N. 100 ft., E. 60 ft. to beginning on S.E. $\frac{1}{4}$ of S.E. $\frac{1}{4}$ of Sec. 4, from "F" Commercial to "H" Light Industrial District (2209 N. East St.) be DENIED.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills,
Munyon, Oswald, Stebbins and Teel.
Nays—None.

It was moved by Comm. Munyon, supported by Comm. Oswald, that we recommend to the City Council that the petition to rezone Lot 5, Blk. 177 (202-04 E. Main) from "D" Apartment to "E" Apartment Shop District be DENIED.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills,
Munyon, Oswald, Stebbins and Teel.
Nays—None.

It was moved by Comm. Stebbins, supported by Comm. Munyon, that the petition for rezoning Lot 24, Blk. 3, Lansing Improvement Co. (819 Hickory St.) from "C" Two Family Residential to "H" Light Industrial District be tabled for further study.

Motion carried.

It was moved by Comm. Stebbins, supported by Comm. Teel, that the petition to rezone Lots 77 & 78, Foster Farms Add. (2300 Blk. E. Saginaw) from "B" One Family Residential to "F" Commercial District be tabled for further study.

Motion carried.

It was moved by Comm. Crego, supported by Comm. Munyon, that the petition to rezone Lots 205 & 206, Hollywood Sub. from "B" One Family Residential to "E" Apartment Shop District and Lots 211, 212, 213, & 214, Hollywood Sub. from "B" One Family Residential to "G" Business District (S.W. corner of Tisdale and Pennsylvania) be tabled for further study.

Motion carried.

It was moved by Comm. Munyon, supported by Comm. Leadley, to ratify the

telephone vote recommending to the City Council that the W. 4 ft. of Lot 81, Westlawn Sub., be rezoned from "J" Parking to "G" Business District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills,
Munyon, Oswald, and Teel.
Nays—Stebbins.

It was moved by Comm. Stebbins, supported by Commissioner Teel, that we recommend to the City Council that that portion of Lot 42, Sagamore Hills Sub. lying W. of a line com 60 ft. E. of the S.W. corner of lot 42, Sagamore Hills Sub. and running N.E. at 21½ degrees to Moores River Drive and at present unzoned, be zoned "A" One Family Residential District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills,
Munyon, Oswald, Stebbins and Teel.
Nays—None.

It was moved by Comm. Boucher, supported by Comm. Munyon, that we recommend to the City Council that Lots 1, 2, 3, 4, and 5, Blk. 214 (S. Cedar & Elm St.) at present unzoned, be zoned "H" Light Industrial District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills,
Munyon, and Oswald.
Nays—Stebbins and Teel.

It was moved by Comm. Teel, supported by Comm. Munyon, that we recommend to the City Council that Lots 6 & 80, Westlawn Sub., be purchased for park purposes.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills,
Munyon, Oswald, and Teel.
Nays—Stebbins.

It was moved by Comm. Crego, supported by Comm. Teel, that we recommend to the City Council that City owned lots 8, 9, 10, 11, & 12, Turner Smith Sub., and Lot 61, Maple Park Add., be exchanged for Lots 31, 32, 33, 35, 36, 37, 42, & 44, Maple Park Add., provided the portion of Lot 8, Turner Smith Sub. S. of the N. line of Russell St. extended is deeded to the City for the extension of Russell St.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills,
Munyon, Oswald, Stebbins and Teel.
Nays—None.

It was moved by Comm. Crego, supported by Comm. Teel, that we concur in the action of the City Council in opening Lincoln St. from Pennsylvania Ave. to Alpha St.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Oswald, Stebbins and Teel.
Nays—None.

It was moved by Comm. Stebbins, supported by Comm. Teel, that we recommend to the City Council that Benjamin Drive be opened to Douglas Ave.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Mills, Munyon, Oswald, Stebbins and Teel.
Nays—None.

It was moved by Comm. Stebbins, supported by Comm. Teel, that we invite the First Ward Aldermen to our next meeting.

Motion carried.

It was moved by Comm. Munyon, supported by Comm. Crego, that the Director write a letter to the Building Department of the State of Michigan regarding the possibilities of obtaining a release of the

Council's promise to hold the present zoning in the Capitol Development Area between Seymour Ave. and Walnut St.

Motion carried.

It was suggested that the Director write to Harland Bartholomew and Associates regarding an enforceable billboard ordinance.

It was agreed that the N.W. corner of Elm and Washington Ave. is not practical or desirable for an off-street parking lot.

It was moved by Comm. Stebbins, supported by Comm. Teel, that the attention of the Police and Fire Board be called to the desirability of having at least 20 ft. alleys in the downtown area and that we request them to consider very carefully the giving of 6 ft. W. of the new fire station for alley purposes.

Motion carried.

Meeting adjourned at 11:00 P.M.

Respectfully submitted,

CITY PLAN COMMISSION,
Victor G. Leyrer,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Nov. 4, 1948

November 4, 1948
Planning Office
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order at 7:30 P.M. by the Vice Chairman, Evans E. Boucher, in the absence of the Chairman, Lucius D. Mills.

ROLL CALL

Present—Commissioners Boucher, Crego, Leadley, Manz, Munyon, Oswald, Stebbins, and Teel.

Aldermen Helms and Reed (Council Committee).

Absent—Commissioner Mills.

It was moved by Commissioner Stebbins, supported by Commissioner Leadley, that the minutes of the last meeting be corrected to show that Commissioner Stebbins did not vote on the recommendation to rezone Lots 17, 18 & 19, Rockford Sub.

Motion carried.

The minutes of October 7, 1948, were approved as corrected.

Mr. Mary appeared before the Commission to discuss the possibility of continuing and widening Anderson Ave. between Cedar St. and Larch St. The matter was referred to the Streets Committee.

It was moved by Commissioner Munyon, supported by Commissioner Teel, that the petition for Home Occupation by H. Caplinger at 2301 S. Washington Ave., be not approved, because his operation does not meet the requirements of the Home Occupation Ordinance.

Adopted by the following vote:

Yeas—Boucher, Leadley, Manz, Munyon, Stebbins, and Teel—6.
Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Munyon, that we recommend to the City Council that the petition by Gordon Jourdain to rezone the property at the S.E. corner of Logan and Barnes (com. at the S.E. corner of Logan St. and Barnes Ave. running E. 83 ft., thence S. 112 1/6 ft., thence W. 83 ft., thence N. 112 1/6 ft. to place of beginning on Section 20) from "B" One Family Residential District to "F" Commercial District be not granted. This property is directly across from the Barnes Ave. School, has no provisions for an alley, and if rezoned would be spot zoning.

Adopted by the following vote:

Yeas—Boucher, Leadley, Manz, Munyon, Stebbins, and Teel—6.

Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Leadley, that we recommend to the City Council that the petition by Gertrude M. Lee, at the N.E. corner of Birch St. and Williams St. (W. 31 1/2 ft. of the S. 102 ft. of Lot 6, Blk. 1, Cowles Sub. of Lot 2, Blk. 14, Townsend's Sub.) from "B" One Family Residential to "F" Commercial District be not granted. This would be spot zoning. An attempt is being made to work out a commercial center in this area.

Adopted by the following vote:

Yeas—Boucher, Leadley, Manz, Munyon, Oswald, Stebbins, and Teel—7.

Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Teel, that we recommend to the City Council that the petition by Frank G. Nosal, William F. Cairns, and Zella Huffman to rezone in the 400 Blk. W. Mt. Hope Ave., (Lots 10, 11, 12, 13, 14, 15, & 16, Rockford Sub.) from "C" Two Family Residential to "I" Heavy Industrial District be GRANTED. This will square out the present Industrial property in this block.

Adopted by the following vote:

Yeas—Boucher, Leadley, Manz, Munyon, Oswald, Stebbins, and Teel—7.
Nays—None.

It was moved By Commissioner Munyon, supported by Commissioner Stebbins, that we recommend to the City Council that the petition by Bruno Spagnuolo to rezone the N.E. corner of Saginaw St. and Cawood St. (Lots 3 & 4, Assr's Plat of Saginaw Park) from "B" One Family Residential to "C" Commercial District be not granted. There are no provisions for off street parking or an alley.

Adopted by the following vote:

Yeas—Boucher, Leadley, Manz, Munyon, Oswald, Stebbins, and Teel—7.
Nays—None.

It was moved by Commissioner Munyon, supported by Commissioner Stebbins, that we recommend to the City Council that they request the City Clerk to copy the petitions and resolutions as presented to the City Council.

Motion carried.

It was moved by Commissioner Teel, supported by Commissioner Oswald, that we recommend to the City Council that the petition by M. F. Cotes to rezone the property at Tisdale St. and Pennsylvania Ave. (Lots 211, 212, 213, & 214, Hollywood Sub.) from "B" One Family Residential to "G" Business District be not granted, because this property lies in a predominate One Family Residence area.

Motion lost by the following vote:

Yeas—Crego, Oswald, Stebbins, and Teel—4.
Nays—Boucher, Leadley, Manz, and Munyon—4.

It was moved by Commissioner Munyon, supported by Commissioner Manz, that we recommend to the City Council that the petition by M. F. Cotes to rezone the property at Tisdale St. and Pennsylvania Ave. (Lots 211, 212, 213, & 214, Hollywood Sub.) from "B" One Family Residential to "G" Business District be granted, because the property abutts the railroad and Light Industrial area.

Motion lost by the following vote:

Yeas—Boucher, Leadley, Manz, and Munyon—4.
Nays—Crego, Oswald, Stebbins, and Teel—4.

It was moved by Commissioner Teel, supported by Commissioner Stebbins, that the petition by M. F. Cotes to rezone the property at Tisdale St. and Pennsylvania

Ave. (Lots 211, 212, 213, & 214, Hollywood Sub.) from "B" One Family Residential to "G" Business District be tabled, and that the Director contact the people in the immediate area to get their sentiment.

Motion carried.

It was moved by Commissioner Leadley, supported by Commissioner Teel, that due to a request from the residents in the block, we recommend to the City Council that an alley be established on the north side of Michigan Ave. from Clemens St. to Horton St., this alley to be 20 ft. wide if possible.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Munyon, Oswald, Stebbins, and Teel—8.
Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Teel, that we recommend to the City Council that they reconsider their action closing the north portion of the alley on the west side of Washington Ave. between Kalamazoo St. and Washtenaw St., and that a straight north and south alley be established if possible.

Adopted by the following vote:

Yeas—Boucher, Leadley, Munyon, Stebbins, and Teel—5.
Nays—Crego and Manz—2.

It was moved by Commissioner Stebbins, supported by Commissioner Teel, that the Director and Engineer work toward the establishment of 20 ft. alleys wherever possible in the downtown area.

Motion carried.

The matter of non-conforming billboards in residential areas was discussed and referred to the Director, Engineer, and Commissioner Teel for a report at the next meeting.

The Director reported on Home Occupation sections in other Ordinances.

The meeting adjourned at 11:15 P.M.

Respectfully submitted,

CITY PLAN COMMISSION,

Victor G. Leyrer,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Nov. 18, 1948

November 18, 1948

Planning Office

City Hall Annex

Lansing, Michigan

A special meeting of the City Plan Commission to consider rezoning petitions and the Civic Center plans was called to order by the Chairman, Lucius D. Mills, at 7:30 P.M.

ROLL CALL

Present—Comm. Boucher, Crego, Leadley, Manz, Mills, Munyon, and Teel—7.

Absent—Comm. Oswald and Stebbins—2.

Absent—Ald. Helms and Reed. (Council Committee).

It was moved byq Comm. Boucher, supported by Comm. Munyon, that we recommend to the City Council that the property owned by the Corr Bros. Construction Co. (2300 Blk. N. Grand River) that portion of Lot 7, vacated Vine St., and 1/12 ft. of Lot 6, James Turner Subdivision, between a line 250 ft., 5 1/4 in. north of, and parallel to N. Grand River Ave., and that part of this property now zoned "I" Heavy Industry be rezoned from "A" One Family Residential District to "H" Light Industrial District provided a strip 40 ft. wide, 200 ft. north of and parallel to N. Grand River Ave. across this property, be deeded to the City for street purposes, and provided the east 30 ft. of the above property from N. Grand River to the 40 ft. strip, be offered to the City for an amount not to exceed twelve hundred dollars (\$1,200) for street purposes.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, and Teel—7.

Nays—None.

It was moved by Comm. Boucher, supported by Comm. Munyon, that we approve

and recommend approval by the City Council of the revision in the Civic Center plans.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, and Teel—7.

Nays—None.

It was moved by Comm. Munyon, supported by Comm. Teel, that we recommend to the City Council that the petition by Auto Owners Insurance Co. and the Underwriters Finance Corp. to rezone in the 400 blk. of Townsend St., Lots 1, 2, 3, & 4, Blk. 138, from "E" Apartment Shop to "G" Business District, and the E. 33 ft. of Lots 9, 10, & 12, Blk. 138, from "D" Apartment to "G" Business District be granted, and that the building line be not less than 20 ft. back of the lot line.

Adopted by the following vote:

Yeas—Crego, Leadley, Manz, Mills, Munyon, and Teel—6.

Nays—Boucher—1.

It was moved by Comm. Munyon, supported by Comm. Teel, that we recommend to the City Council that the petition by Morris and Harry Silverman to rezone 819 Hickory St. (Lot 24, Blk. 3, Lansing Improvement Co's. Add.) from "C" Two Family Residential to "H" Light Industrial District be not granted. The rezoning of this property would encourage extension of industrial property into a residential area, thus damaging residential property values.

Adopted by the following vote:

Yeas—Crego, Leadley, Manz, Mills, Munyon, and Teel—6.

Nays—Boucher—1.

It was moved by Comm. Munyon, supported by Comm. Teel, that we recommend to the City Council that the petition by Lant C. Robinett to rezone the S.E. corner of Mosley & Turner (Lots 47 & 48, Howard Heights) from "A" One Family Residential to "F" Commercial District be not granted,

because plans for the proposed development on these lots have been abandoned.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, and Teel—7.
Nays—None.

It was moved by Comm. Munyon, supported by Comm. Teel, that we recommend to the City Council that Lots 4 & 5, Assr's Plat No. 14, now owned by the St. Lawrence Hospital and unzoned, be zoned "J" Parking District.

Adopted by the following vote:

Yeas—Boucher, Crego, Leadley, Manz, Mills, Munyon, and Teel—7.
Nays—None.

It was moved by Comm. Teel, supported by Comm. Crego, that we recommend to the

City Council that the petition by M. F. Coates to rezone the S.W. corner of Tisdale and Pennsylvania Ave. (Lots 205 & 206, Hollywood Sub.) from "B" One Family Residential to "E" Apartment Shop District, and Lots 211, 212, 213, & 214, Hollywood Sub. from "B" One Family Residential to "G-2" Wholesale Business District be not granted, because the granting of this use would create considerable heavy trucking on S. Pennsylvania Ave., which is a good residential district.

Adopted by the following vote:

Yeas—Boucher, Crego, Manz and Teel—4.
Nays—Leadley, Mills and Munyon—3.

The Commission adjourned at 11:15 P.M.

Respectfully submitted,

CITY PLAN COMMISSION,

Victor G. Leyrer,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Dec. 2, 1948

December 2, 1948,
Planning Office,
City Hall Annex,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Lucius D. Mills, at 7:30 P.M.

ROLL CALL

Present—Commissioners Boucher, Leadley, Mills, Oswald, Stebbins, and Teel. Aldermen Helms and Reed (Council Committee).

Absent—Commissioners Crego, Manz, and Munyon. Alderman Munyon was excused.

The Proceedings of the last meeting of the City Plan Commission, November 24, 1948, were approved as printed.

The Proceedings of the special meeting of the City Plan Commission, November 18, 1948, were approved as printed.

It was moved by Commissioner Stebbins, supported by Commissioner Boucher, that the petition by Robert L. Sargeant for renewal of a Home Occupation Permit at 713 N. Francis Ave. for a piano studio be GRANTED.

Adopted by the following vote:

Yeas—Boucher, Mills, Oswald, Stebbins, and Teel.—5.
Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Boucher, that we recommend to the City Council that the petition by J. Harold Sessions to rezone the N. 2½ rods of the W. 7 rods of Lot 8, Blk. 127, from "E" Apartment-Shop to "G" Business District be not granted. The petitioner has not complied with the request for drawings and specifications to show the location and type of the proposed development.

Adopted by the following vote:

Yeas—Boucher, Mills, Oswald, Stebbins, and Teel.—5.
Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Oswald, that the petition by Wm. C. McGowan for a Home Occupation Permit at 1023 S. Pennsylvania Ave. for filing saws be tabled for checking of the equipment used.

Motion carried—6 yeas, 0 nays.

It was moved by Commissioner Leadley, supported by Commissioner Teel, that we recommend to the City Council that the property owned by Mrs. Inez B. Brandis at 2236 N. Grand River Ave., that portion of Lot 6, James Turner's Sub., between a line 250 ft., 6¼ in. north of, and parallel to N. Grand River Ave., and that part of this property now zoned "I" Heavy Industry be rezoned from "A" One-Family Residential District to "H" Light Industrial District provided a strip ten (10) feet wide, 250 ft., 5¼ in. long, along the W. line of this property be deeded to the City for street purposes.

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, Stebbins, and Teel.—6.
Nays—None.

It was moved by Commissioner Leadley, supported by Commissioner Teel, that we recommend to the City Council that the property at 2338 N. Grand River Ave., that portion of Lot 8, James Turner's Sub., between a line 250 ft., 5¼ in. north of, and parallel to N. Grand River Ave., and that part of this property now zoned "I" Heavy Industrial District, be rezoned from "A" One-Family Residential District to "H" Light Industrial District, provided a strip 40 feet wide, 200 ft. north of, and parallel to N. Grand River Ave. across the property, be deeded to the City for street purposes.

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, Stebbins, and Teel.—6.
Nays—None.

It was moved by Commissioner Leadley, supported by Commissioner Teel, that we recommend to the City Council that the property owned by Nicholas Horiszny, 2420 N. Grand River Ave., that portion of Lot 9, James Turner's Sub., between a line 250 ft., 5 1/4 in. north of, and parallel to N. Grand River Ave., and that part of this property now zoned "I" Heavy Industrial District be rezoned from "A" One-Family Residential District to "H" Light Industrial District, provided a strip 40 ft. wide, 200 ft. north of, and parallel to N. Grand River Ave. across this property, be deeded to the City for street purposes.

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, Stebbins, and Teel.—6.
Nays—None.

It was moved by Commissioner Teel, supported by Commissioner Stebbins, that we recommend to the City Council that paragraph 1 of Section 11, "Non-Conforming Uses" of the 1947 Zoning Ordinance, be amended to read as follows:

The use of land unoccupied by buildings other than advertising signs and bulletin boards which does not conform to the provisions of this ordinance shall be discontinued within one year from the date of the approval of this ordinance, and the use of land unoccupied by buildings other than advertising signs and bulletin boards which become non-conforming by reason of a subsequent change in this ordinance shall also be discontinued within one year from the date of the change. The lawful use of a building existing at the time of the effective date of this ordinance may be continued although such use does not conform to the provisions hereof. If no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use of the same or of a more restricted classification. Whenever a non-conforming use has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restricted use.

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, Stebbins, and Teel.—6.
Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Teel, that the proposed amendment to the home occupation definition under Section 1 of the 1947 Zoning Ordinance be tabled.

Motion carried—6 yeas, 0 nays.

It was moved by Commissioner Stebbins, supported by Commissioner Teel, that we recommend to the City Council that Section 3 (Use Regulations) be changed to

include "A-A" One-Family District in the 1947 Zoning Ordinance.

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, Stebbins, and Teel.—6.
Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Teel, that we recommend to the City Council that Section 2, "Districts" in the 1947 Zoning Ordinance be amended to include "A-A" One-Family District.

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, Stebbins, and Teel.—6.
Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Teel, that we recommend to the City Council that Section 12-A, "Height and Area Regulations," be added to the 1947 Zoning Ordinance and read as follows:

"A-A" ONE-FAMILY DISTRICT

In the "A-A" One-Family District the height of buildings, the minimum dimensions of yards and the minimum lot area per family shall be as follows:

Height: No building hereafter erected or structurally altered shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet, except as provided in Section 19.

Rear Yard: In the "A-A" One-Family District there shall be a rear yard of not less than fifty (50) feet.

Side Yard: There shall be a side yard on each side of a building having a width of not less than twenty-five (25 feet (or twenty (20) per cent of frontage).

Front Yard: In the "A-A" One-Family District there shall be a front yard of not less than fifty (50) feet. Where a lot is located at the intersection of two or more streets, there shall be a front yard on each street side of a corner lot, except that the buildable width of such lot shall not be reduced to less than 50%.

Lot Frontage: Each lot in the "A-A" One-Family District shall have a frontage of not less than one-hundred thirty two (132) feet.

Lot Area: In the "A-A" One-Family District every building hereafter erected or structurally altered shall provide a lot area of not less than forty thousand (40,000) square feet.

Provided, however, that where a lot has less area than herein required and was of record at the time of the passage of this ordinance, said lot may be occupied by a Single-Family Dwelling, which may be

structurally altered, and the usual accessory buildings.

Adopted by the following vote:

Yeas—Boucher, Leadley, Mills, Oswald, Stebbins, and Teel.—6.

Nays—None.

It was moved by Commissioner Stebbins, supported by Commissioner Teel, that the report of the Streets Committee regarding the extension and widening of Anderson Ave. be adopted.

Motion carried.

The letter from the Police and Fire

Board was read and placed on file.

Combined wholesale and retail use was discussed, and will be taken up at the next meeting.

Preliminary study of the downtown alley system was presented to the Commission and briefly discussed.

Meeting adjourned at 10:30 P.M.

Respectfully submitted,

CITY PLAN COMMISSION

Victor G. Leyrer, Secretary.